

Oklahoma's Brownfields Program

"Brownfields redevelopment is a win-win for everyone involved, across the political spectrum. It creates jobs, it cleans up the environment and it's pro-business and pro-community."

- Oklahoma City Mayor Mick Cornett

Bricktown, Oklahoma City, OK.

- Previous industrial use including railroad, petroleum bulk storage, gas stations, former oil field
- DEQ oversaw remediation that included soil removal, bio-remediation of soil, installation of groundwater remediation system
- Area boasts \$40 million in property value and \$50 million in annual wages

Technical Services and Assessments

DEQ provides Targeted Brownfield Assessments to local governments and non-profit organizations that are designed to meet the needs of the participant. These are free of charge.

- DEQ can meet with property owners/buyers/developers to discuss a site. This technical service includes providing feedback about the site, requirements needed to satisfy DEQ, and options for cleanups. These meetings are results-oriented and non-regulatory.

Cleanup Loans, Grants, and Subgrant Funding

- Brownfield cleanup grants are meant to finance shovel-ready projects, encourage redevelopment, and create local jobs across the state.
- Grant applicants must be eligible local government, tribal, or non-profit organizations.
- Loan applicants may be any of the above, or private entities.
- Loans or subgrant funding can be used for cleanup of asbestos, lead paint, contaminated soil, or other hazardous or industrial substances.

Grants and loans are subject to availability. Please contact DEQ today for more information.

44 Brownfield
Program Participants since 1998

\$10⁺ Million

New State Sales and Income Taxes from Remediated Sites Annually after 2015

147%

Growth in Jobs on Brownfields and Bordering Sites
1998-2015

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Protecting, Preserving and Restoring

Enhancing the quality of life in Oklahoma

"The Brownfields Program has been a terrific opportunity for Tulsa to improve many areas of our city that were on a spiral of neglect and eventual abandonment and destruction. The Guthrie Green showcases the great collaboration between public and private interest with Brownfields being the catalyst."

- Tulsa Mayor Dewey Bartlett

Brownfields Assessment and Remediation Improves:

Health and the Environment: Remediation ensures residents have healthy places to live and work. Each prevented case of cancer saves over \$10,000 in treatment costs.

Quality of Life: By removing blight associated with abandoned buildings & properties, retail sales have increased more than \$85 million on remediated sites and more than \$260 million when bordering properties are included.

Property Values: Remediation and assessment raises land values and property attractiveness to investors. Remediated properties in Oklahoma account for more than \$178 million in property value and \$5 million in property taxes.

Government Finances: Remediation and assessment improves the financial capacity of communities. Brownfields and bordering sites generated over \$11.7 million in local sales taxes and \$11.5 million in state sales taxes in 2015.

Infrastructure Utilization: Remediation and assessment improves efficiency associated with infrastructure utilization since a undeveloped site typically requires more infrastructure to be built than an existing brownfield.

Urban Sprawl: Every 1 acre of reused brownfield space preserves 4.5 acres of unused green space.

Guthrie Green, Tulsa, OK:

- Site was previously a truck terminal and home to multiple industrial and commercial businesses leaving it largely polluted with fuel tanks and soil contamination
- DEQ oversaw remediation that included removal of 12 fuel tanks, yielding 35,000 gallons of fluid total petroleum hydrocarbon contamination, soil and sand removal
- Area is now home to a popular public use park that hosts concerts, movies, fitness classes, food truck rallies, festivals and more
- In 2015, Guthrie Green was named among the "14 coolest urban spaces in America" by Thrillist

4300%

Growth in Retail Sales

1998

\$2
Million

2015

\$88
Million

on brownfield properties

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RIVERSPORT RAPIDS, Oklahoma City, Oklahoma

\$45.2 million project, one of three man-made venues in nation

BEFORE



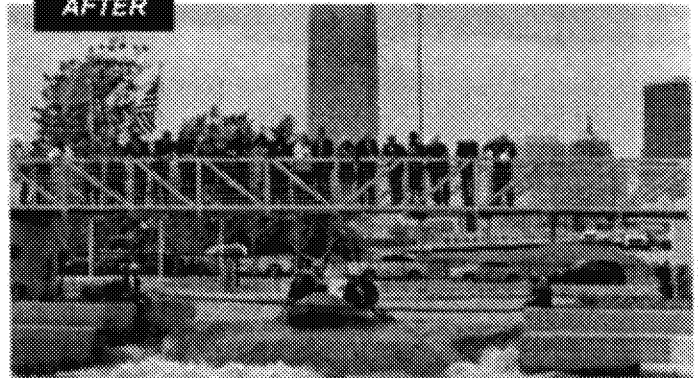
Seven former residential sites comprising an 11-acre area in Oklahoma City had been vacant and deteriorating since the mid 1980's and early 1990's. Oklahoma City's Brownfield program, through their EPA Assessment Grant, invested \$10,196.50 for the Phase I Environmental Site Assessment for the properties. The report did not identify any recognized environmental conditions present and therefore allowed the City to move forward with redevelopment.

Designed on the Oklahoma River, the rafting and kayaking center features a combination of recreational rafting, tubing and kayaking, along with lessons, leagues and camps. The 11-acre park incorporates competitive and recreational channels that will simulate river rafting experiences suitable for novices and challenging to the most highly-skilled athletes.

RIVERSPORT Rapids opened last summer with athletes using the world-class course for the 2016 U.S. Olympic Canoe and Kayak Slalom Trials. RIVERSPORT Rapids continues to host great events with live music, floating films, beer garden, holiday themes, food and fireworks!

RIVERSPORT Rapids is one feature within the larger Boathouse District which features a blend

AFTER



of public and private enterprises coming together to create a landmark destination.

The land is owned by the City of Oklahoma City and a significant portion of the funds used to develop the district were provided via MAPS (Metropolitan Area Project Plan), through a one-cent sales tax. The tax funds rejuvenated the river and race course, installed permanent lights on the river and starting gates, and built the RIVERSPORT Rapids whitewater rafting and kayaking center.

The OKC Boathouse Foundation manages the area and all of the boathouses, and owns the Chesapeake Boathouse, Chesapeake Finish Line Tower, RIVERSPORT Adventures and the Sand Ridge Youth Pavilion. Devon Boathouse is owned by Oklahoma City University, and the University of Central Oklahoma owns the Central Boathouse.

One of the most exciting features of the area is a pedestrian bridge that spans the finish line of the rapids that allows spectators a close-up view of the action (shown above). Devon Towers, built on a former Brownfields can be seen in the background.

REGION 6



BROWNFIELDS

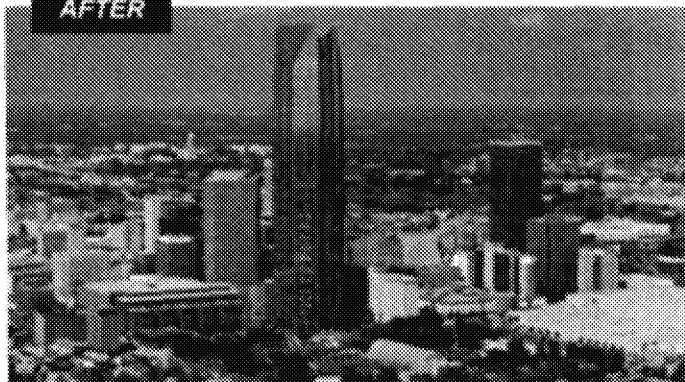
Devon Energy Plaza, Oklahoma City, Oklahoma

What a 50-story, \$700+ million skyscraper means to a growing City

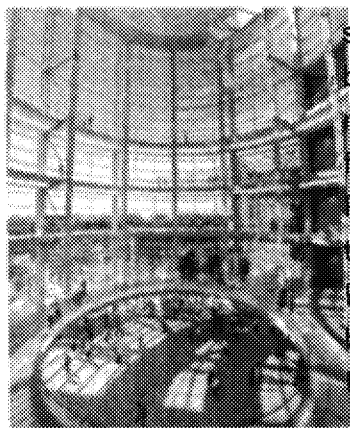
BEFORE



AFTER



Devon Energy Plaza is a 50-story, 850-foot tall building, towering over the skyline of Oklahoma City and tied for the 45th tallest building in the United States! The office tower features a total of 1,800,000 square feet of usable space and



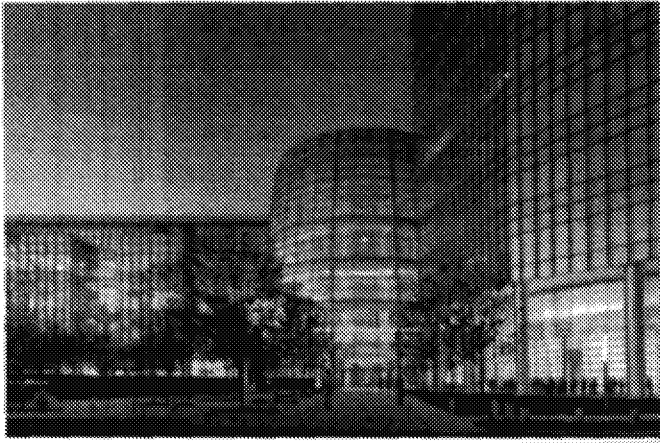
a glass enclosed, six-story rotunda. The new building serves as the national headquarters for Devon Energy. Parking is provided in the previous Galleria Parking Garage owned by the City's Urban Renewal Authority.

The area chosen for the new development was once the site of the historic Terminal Building, the hub of Oklahoma City's early-day trolley system. During the 1970s, an urban renewal plan was created to develop office, hotel and retail space around a central garden area. While the garden was built, other parts of the project didn't develop

as originally planned. It was an empty space in the city's core central district. A large parking structure was all that remained of the original plan.

Not much happened until Devon Energy stirred the imagination of the City when it announced construction of a facility, including public space, such as a restaurant and garden area.

The OKC Brownfields Program was instrumental in advancing this project through assessment grant funding from EPA, by performing the Phase One environmental assessment of this property as part of Devon's pre-acquisition due diligence requirement. It was no surprise that assessments discovered underground tanks and contaminated soils that required remediation through the Oklahoma Corporation Commission. The site had 6,280 cubic yards of contaminated soils and 61,814 gallons of contaminated water removed. Project partners included Oklahoma Commission Corporation, Devon Energy, and Oklahoma City as a cooperating partner.



The City, company and state officials worked together cooperatively, remediation proceeded smoothly, was completed on time and within budget, setting the stage for the transformation of the City's skyline to begin.

LEED Green Building criteria established by the U.S. Green Building Council became one of the company's objectives. To be considered a "green building," every aspect of the design and construction had to meet sustainability standards, from recycling construction waste to energy efficiency in the completed product.

Crews diverted more than 68,000 tons of waste and concrete from the landfill. The building was built with 27 percent recycled materials, and 65 percent of the wood used on the project was harvested from certified forests that promote sustainable forestry. The building is designed to the advanced standards of environmental technology.

The building includes efficient use of natural light. Floor-to-ceiling vision glass with external and interior sun-shading enhance day lighting

for interior spaces and provide great views. The landscaping and irrigation design reduces potable water consumption by more than 50 percent by using native plantings and water efficient irrigation equipment. State-of-the-art heating, ventilation and air conditioning systems create a cleaner, healthier environment with reduced CO2 emissions. Estimated energy-cost savings is more than 17 percent. Devon Energy received LEED Gold Certification in 2013.

As part of the project, Devon worked closely with the city of Oklahoma City to initiate a \$115 million Tax Increment Financing (TIF) district to transform downtown Oklahoma City's core. Known as Project 180, the complete redesign of the City's infrastructure includes pedestrian friendly streets, sidewalks, parks and plazas... utilizing public art, landscaping and decorative street lighting. Devon Energy Plaza serves as a cornerstone of the downtown redevelopment project and links business, entertainment and recreation districts together for Oklahoma City residents and visitors to enjoy for many years to come.



The result, to date, is over \$110 million in Economic Development in the Downtown Corridor with an addition \$22 million obligated.

Attendees:

Lauren Branch, *NewView Oklahoma*
Rick Moore, *Oklahoma Municipal Contractors Association*
Tony Tyler, *Tyler Media*
Jenny Love Meyer, *Love's Travel Stops & Country Stores, Inc.*
Tisha Tate, *Delaware Resource Group*
Shelly Douglas, *Community Health Charities*
J. Blake Wade, *The American Indian Cultural Center*
Chad Wolfe, *Burns & McDonnell*
Chris Kenney, *American Fidelity Assurance Company*
Barry Koonce, *American Fidelity Assurance Company*
Nate Cox, *Choctaw Nation of Oklahoma*
Don Dillingham, *Merit Advisors, Inc.*
Carl Edwards, *Price Edwards & Company*
Wayne Feuerborn, *HNTB Corporation*
Tim Fischer, *Robinson Aviation (RVA), Inc.*
Jack Funk, *Lodestar Energy*
Chris Griswold, **Chris Griswold**, *PC*
Steven Hendrickson, *The Boeing Company*
Joe Hodges, *SSM Health Care of Oklahoma*
Rhonda Hooper, *Jordan Advertising*
Robert Johnson, *Pratt & Whitney*
Stephen Lalli, *Oklahoma Transit Association*
Dave Lewis, *The University of Central Oklahoma*
Lynn Longstreet, *Booz Allen Hamilton*
Meredith Manley, *Greater Oklahoma City Chamber*
Travis Mason, *Cushman & Wakefield - Commercial Oklahoma*
Andre McMillian, *Pratt & Whitney*
Madeline Mitchell, *Booz Allen Hamilton*
Michael Moeller, *Pratt & Whitney*
Stephen Pestinger, *Cushman & Wakefield - Commercial Oklahoma*
Stewart Scannell, *Gardner Tanenbaum Holdings*
Richard Tanenbaum, *Gardner Tanenbaum Holdings*
Michael Turpen, *Riggs, Abney, Neal, Turpen, Orbison & Lewis*
Brandon Waldrop, *Terra Construction, Inc.*
Kari Watkins, *Oklahoma City National Memorial & Museum*
John Michael Williams, *Williams, Box, Forshee & Bullard, P.C.*
Keren Williams McLendon, *Robinson Aviation (RVA), Inc.*